

Exceptional Estate Agents

East of **EXE**

## Admiral Way Exeter



Admiral Way is set in this prestigious development in a popular residential area of Exeter. With easy access to the city centre, this promises to be a truly idyllic setting.

The 4 bedroom house offers a stylish modern living arrangement with abundance of accommodation and space

**£ 324,950**

**Freehold**

**EAST DEVON OFFICE**  
Tel: 01392 877240  
61 Fore Street Topsham  
Exeter EX3 0HL

**EXETER OFFICE**  
Tel: 01392 345070  
18 Southernhay West  
Exeter EX1 1PJ

[www.eastofexe.co.uk](http://www.eastofexe.co.uk)  
[enquiries@eastofexe.co.uk](mailto:enquiries@eastofexe.co.uk)  
East of Exe Ltd.  
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# Admiral Way, Greenacres

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Well located for Exeter and Topsham this property benefits from all the communication links around the area. Within striking distance of the M5, A303, airport and rail network from the new station at Digby and Sowton. Recent developments in the area have meant The Exeter Chiefs stadium is nearby as is the brand new David Lloyd leisure complex, Tesco and all the facilities of the nearby town of Topsham



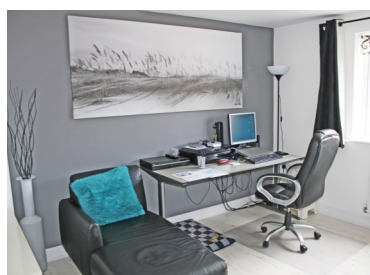
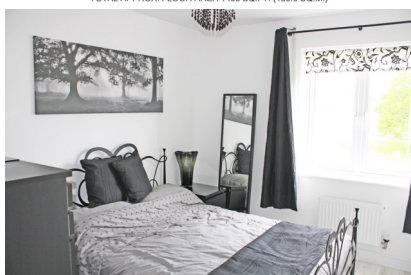
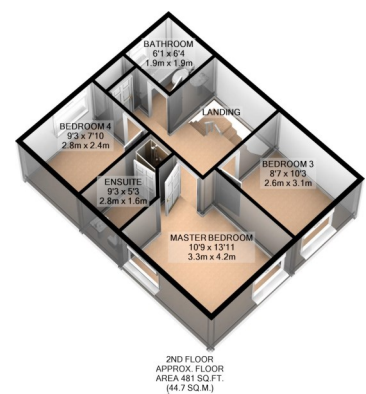
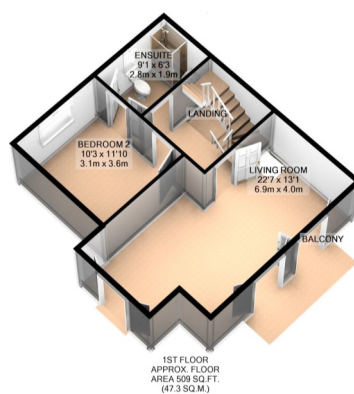
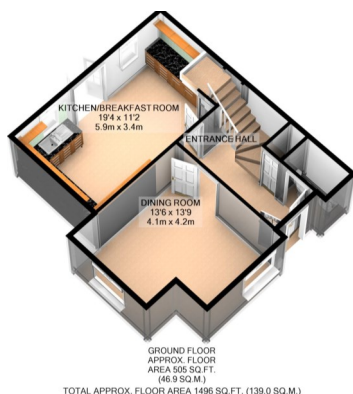
Topsham is an attractive Devon town on the Exe estuary. Now part of Exeter, it still maintains a distinctive identity. Loved by its locals, and savoured by those who visit, Topsham offers river walks, wildlife, a Saturday morning market, many characterful shops, restaurants and inns and just quiet space to sit and watch the sailing boats go by.

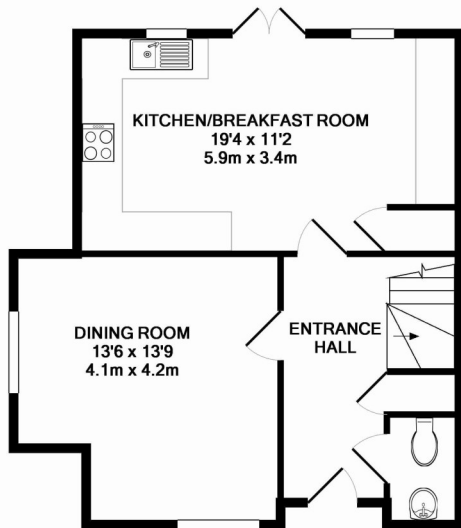




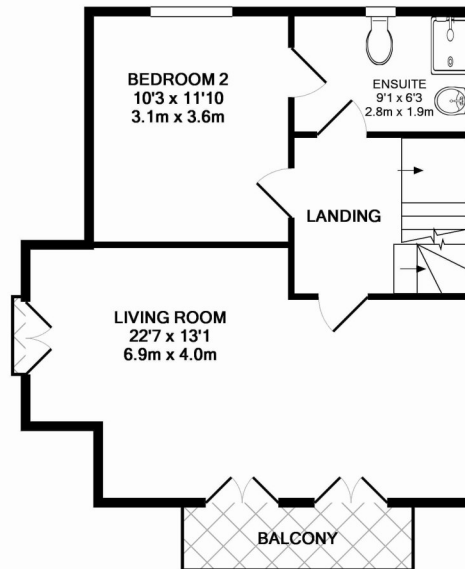
# Room Descriptions

ENTRANCE HALL	Laminate floor throughout with radiator, pendent light fitting and power sockets. Door leading to storage cupboard with abundance of space.
CLOAKROOM	Vinyl floor with white WC and basin. Radiator and extractor.
DINING ROOM	UPVC window to front elevation and UPVC to side elevation. Laminate floor throughout with extra power sockets and TV point.
KITCHEN	Stylish very modern fitted kitchen with wood fronted wall and base units with laminate work tops. 1 ½ stainless steel inset sink top. Space for free standing fridge freezer, space and plumbed for washing machine and separate tumble dryer, Space and plumbing for dishwasher. Under stairs storage cupboard. Laminate flooring, pendent lighting and radiator. Gas boiler in fitted cupboard. Plenty of power sockets and tv point. Two UPVC windows facing to garden. Double folding doors facing onto garden.
RECEPTION	Three floor double glazed folding doors, two of the doors leading to a large balcony with front facing elevation. The third door leads to a Juliet balcony with a side elevation. Laminate floor, two pendent lights and two radiators. Power plugs, TV aerial and SKY socket.
BEDROOM 2	UPVC window to rear over garden, radiator laminate floor, internet point and power sockets, pendent lighting. Wood door to en-suite.
EN-SUITE	Stylish modern suite comprising corner shower, wash basin and WC. Radiator.
2ND FLOOR LANDING	Carpeted throughout and radiator. Loft access via hatch.
MASTER BEDROOM	UPVC window facing to front elevation and UPVC window facing to side elevation. Radiator, laminate flooring, pendent lighting. Plenty of plug sockets and TV aerial point. Door leading to en-suite.
EN-SUITE	Stylish modern bathroom consisting of corner shower, WC and basin, extractor and radiator.
BEDROOM 3	UPVC window facing to front elevation, radiator and laminate floor with pendent lighting.
BEDROOM 4	UPVC window to rear elevation, radiator and laminate floor with pendent lighting.
BATHROOM	Stylish modern suite comprising of WC, Basin and bath. With extractor, laminate flooring and pendent lighting.
GARAGE	Private garage with allocated off road parking in front of it.
GARDEN	To rear mainly laid with slate chippings with stone pathway leading to gated access to the back of the property. With brick wall and fencing surround and timber shed.



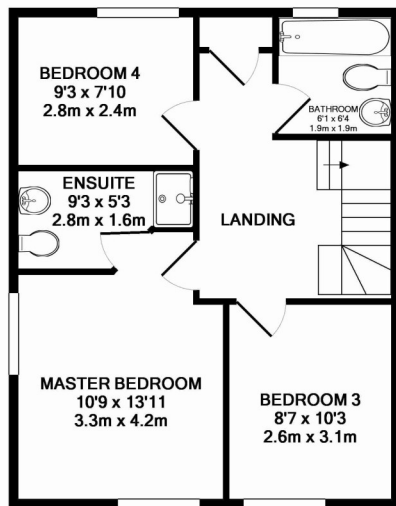


GROUND FLOOR  
APPROX. FLOOR  
AREA 505 SQ.FT.  
(46.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 509 SQ.FT.  
(47.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1496 SQ.FT. (139.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2014



2ND FLOOR  
APPROX. FLOOR  
AREA 481 SQ.FT.  
(44.7 SQ.M.)

Important Notice: These particulars which have been produced with the greatest of care and attention are only intended to give a purchaser a guide to the description of the property. They are prepared to comply with the Property Mis descriptions Act 1991; however they are for guidance only and must not be relied on as a statement of fact; these particulars do not constitute an offer or contract. Intended purchasers should satisfy themselves by inspection to the property and its appliances, equipment and services as these have not been tested.

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